



Grand Avenue
BN3 2LF

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Nestled in a sought-after enclave at the top of Grand Avenue, this rarely available three-bedroom, first-floor mansion apartment is a true gem, brimming with character and charm. Built by the renowned Edwardian master builder William Willett, this Grade II listed property is steeped in history and presents an incredible opportunity for a discerning buyer to create their dream home.

Offered to the market for the first time in many years and chain-free, the apartment requires full renovation but offers immense potential, subject to necessary consents. From the moment you step inside, a long corridor invites exploration, with all rooms leading off this central spine.

The primary bedroom, located to the front of the property, is of magnificent proportions, with west-facing views that bathe the space in natural light - a canvas ready to be transformed into something truly special. Bedrooms two and three, both generous doubles, are quietly positioned at the rear, each offering the potential to be reimaged as distinctive and unique spaces.

There are two bathrooms, a larger family bathroom complete with a bath and ample storage, and a separate shower room, providing versatility and convenience.

The separate kitchen is well-proportioned and offers plenty of scope for modernisation, while the heart of the home, the living room, commands attention with its impressive size and a large bay window that floods the space with light, creating a warm and inviting atmosphere.

Outside, the property benefits from access to a secluded rear communal garden, a peaceful retreat amidst the vibrant surroundings.

The location is unbeatable. Situated in a small cluster of four iconic William Willett houses, the property enjoys a prime position just moments from the bustling Church Road. Here, you'll find a vibrant array of bars and restaurants catering to all tastes, along with the picturesque Hove seafront and promenade just a short stroll away. For commuters, Hove mainline railway station is conveniently nearby, ensuring excellent connectivity.

This is a rare opportunity to acquire a piece of Edwardian architectural heritage and transform it into a stunning modern residence. With its unique charm, unbeatable location, and vast potential, this property is a must-see for those with vision and flair.

▶ *Asking Price* £800,000

3



1



2









TOTAL FLOOR AREA:

132.8 sqm | 1430 sq ft

Grand Avenue, Hove
Approximately 132.8 sqm (1430 sqft)

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Disclaimer:

The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.

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